



TOWN OF McADENVILLE
DEPARTMENT OF PLANNING
Staff Report

TOWN OF McADENVILLE TEXT AMENDMENT

OVERVIEW

Request: To consider proposed text amendments to the Town of McAdenville Unified Development Ordinance (UDO): Chapter 5 Permit and Modification Procedures, Section 5.16.5 Zoning Map Amendments – Conditional Zoning (CZ) Districts; and, Chapter 6 Zoning Districts, Section 6.4 Conditional Zoning (CZ) Districts, Chapter 13 – Subdivision Regulations, Section 13.15.3 (C)1

COMPREHENSIVE LAND USE PLAN

During periodic staff review, it was discovered that through the modification of existing text, additional clarity could be provided to sections within the UDO pertaining to Conditional Zoning (CZ) Districts as well as associated procedures. In addition, the subdivision regulations related to a lot to abut street being three (3) acres is more suited for county zoning and/or county rural areas. Therefore, a reduction is requested considering the area in McAdenville is more dense with smaller acreages. The proposed changes would maintain focus on the goals and objectives adopted in the Comprehensive Land Use Plan.

SUMMARY

The Town of McAdenville Unified Development Ordinance provides for amendment, supplements or changes to the Zoning Ordinance text and zoning district lines and designations. The proposed changes would not significantly impact the overall standards and regulations currently in place, while allowing for better clarity and understanding of the Conditional Zoning (CZ) District and processes thereof.

With other local jurisdictions, compatible in growth and size, and with similar overall visions of adopted plans and ordinances, staff supports the recommendation for approval of this request.

PLANNING BOARD RECOMMENDATION

The Planning Board reviewed staff's request for UDO text changes at their regular meeting on 1/22/2026. The Board supports the request and recommends the Town Council schedule a joint public hearing to receive comments on the following proposed UDO Text Amendments.

*Town of McAdenville, North Carolina
Unified Development Ordinance
Chapter 5 – Permit and Modification Procedures*

EDITING KEY:

~~Strikethrough~~ – deleted text

***Bold, Italic, Underlined, Red Font,
and Highlighted Text*** – added text

5.16.5 ZONING MAP AMENDMENTS – CONDITIONAL ZONING DISTRICT (CZ)

A. Application

1. Petitioning for a CZ is a voluntary procedure and can be initiated only by the owner(s) of the property(ies) in question or by his/her authorized agent. Every application for the rezoning of property to a CZ district shall be accompanied by a site plan, drawn to scale containing all the information outlined in Section 5.11.2(B), ***being the identical requirements for site plan submittals accompanying Special Use Permits,*** of this Ordinance. The Administrator shall schedule a meeting with the applicant, prior to any public information meeting (PIM) being advertised and/or held to review the rezoning application and site plan to make sure that it meets, at a minimum, all minimum requirements of this Ordinance.

D. Plans and Other Information to Accompany ~~Petition~~ ***Application***

1. Every application for the rezoning of property to a CZ district requires a site plan, drawn to scale containing all of the information outlines in Section 5.11.2(B), ***being the identical requirements for site plan submittals accompanying Special Use Permits,*** of this Ordinance.
2. Other information as required by the Administrator relative to the rezoning request.

H. Conditions for Approval of ~~Petition~~ ***Application***

Town of McAdenville, North Carolina
Unified Development Ordinance
Chapter 6 – Zoning Districts

SECTION 6.4 CONDITIONAL ZONING (CZ) DISTRICTS

The **purpose of the districts with** uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. The development of these uses cannot be predetermined or controlled by general district standards. In order to accommodate these uses, this Section establishes the conditional zoning process **district as a means to accommodate projects of a particular need or size that cannot otherwise be regulated by any other general zoning district listed in Section 6.2.** The process for approval of a CZ Zoning is explained in Section 5.16.5. The rezoning of any parcel of land to a CZ shall be a voluntary process initiated by the property owner or his authorized agent. Any area rezoned to a CZ shall be in general compliance with the goals, objectives and implementation strategies of the adopted Comprehensive or Land Use Plan and all other plans and regulations officially adopted by the Town Council. The ~~review process established~~ **establishment of the conditional zoning district** in this Section provides for the accommodation of such uses by a reclassification of property into a CZ, subject to specific conditions (which may exceed those that would otherwise be required for the use in question), which ensure compatibility of the use with the enjoyment of neighboring properties and in accordance with the general plans of development of the Town. A conditional zoning is not intended for securing early zoning for a proposal.

Once a property has been rezoned to a CZ, it shall be referenced with the letters “CZ” in the name of the applicable general zoning district listed in Section 6.2. Thus, a property rezoned to a C-2 Conditional Zoning shall appear on the Zoning Map as “C-2 / CZ”.

Town of McAdenville, North Carolina
Unified Development Ordinance
Chapter 13 – Subdivision Regulations

13.15.3 LOTS TO ABUT A PUBLIC STREET

Each lot shall have frontage on a public street and meet the requirements of Section 9.5, with the following exceptions:

- A. Existing lots meeting the requirements set forth in Section 3.5.7; or
- B. Lots fronting on a private road meeting the requirements set forth in 13.15.2; or
- C. Proposed lots for use by single-family dwellings and individual manufactured homes that do not have frontage on a public street may be approved by the Administrator after determining the following:
 - 1. Each such resultant lot is a minimum of ~~three (3) acres~~ **one (1) acre** in size **(and/or as determined by County Environmental Health requirements)**, outside all easements and / or right-of-ways; and
 - 2. Not more than three (3) lots served by an easement have been created out of said parent tract.
 - 3. Each such lot is provided with access to a public street by means of a recorded twenty (20) foot wide access easement; and
 - 4. Each such resultant lot is served, at a minimum, by an all-weather road; defined as: a well-drained travel surface composed of gravel, crusher run, or other similar material, having a center crown to prevent ponding of water on the travel surface, and have a minimum twelve (12) foot travel surface and shall be built in accordance with the Figure 13.15.3-1.